



Barclay Gardens, Stevenage

AGENT HYBRID

Agent Hybrid is delighted to introduce this spacious four-bedroom home, nestled in one of Old Town's most sought-after locations. Just a short stroll from the historic High Street and Stevenage's mainline train station, this property boasts both charm and convenience.

Built in 2011, the home is situated in a peaceful cul-de-sac, within walking distance to several popular primary and secondary schools, making it perfect for growing families.

Upon entering, you are welcomed into a generous hallway with a staircase leading to the first floor and a door providing direct access to the garage. The ground floor is adorned with elegant wooden flooring that seamlessly flows into the WC and the kitchen. The kitchen offers ample space for a large dining table and chairs, complemented by sleek white gloss cupboards and drawers, built-in appliances, and French doors that open onto a mature, private garden.

The first floor features a spacious landing, leading to a bright and airy lounge with two large windows, a double bedroom, a family bathroom, and stairs ascending to the second floor.

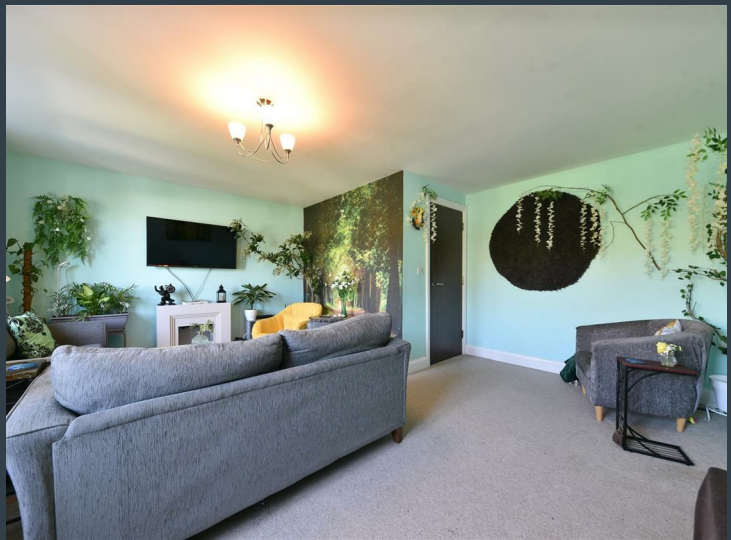
On the top floor, a cosy landing gives access to all bedrooms. The master bedroom offers generous space for wardrobes and includes an en-suite shower room.

Outside, you'll find a beautiful, mature garden providing complete privacy, along with a garage and driveway at the front of the property.



- Entrance Hallway
- DSWC - 2'5 x 5'8
- Kitchen/Diner - 15'3 x 11'9
- Garage - 17'7 x 8'3
- Lounge - 15'5 max x 15'5
- Bedroom 3 - 8'2 x 13'3
- Bathroom - 6'6 x 6'8
- Bedroom 1 - 11'6 x 13'8
- En-Suite - 7'8 x 3'2
- Bedroom 2 - 15'1 x 7'9
- Bedroom 4 - 10'9 x 7'0

**N.B**  
There is a small monthly service charge of £30, for the upkeep of the road.





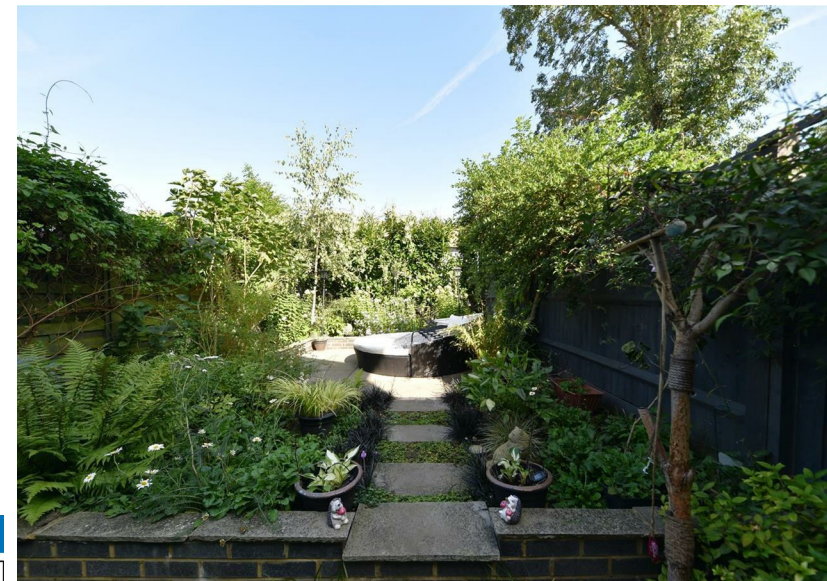
- FOUR BEDROOM TOWN HOUSE
- HISTORIC OLD TOWN LOCATION
- CLOSE PROXIMITY TO HIGH STREET AND WALKING DISTANCE TO STEVENAGE TRAIN STATION
- ENTRANCE HALLWAY AND DSWC
- MODERN KITCHEN/DINER
- FIRST FLOOR LOUNGE
- FOUR DOUBLE BEDROOMS
- FAMILY BATHROOM AND EN-SUITE
- PRIVATE AND SECLUDED MATURE GARDEN
- GARAGE AND DRIVEWAY TO THE FRONT





Total area: approx. 121.6 sq. metres (1309.4 sq. feet)

IMPORTANT: We would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A details survey has not been carried out, not the service, appliances and fittings tested. Some sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>89</b>
(81-91) <b>B</b>	<b>80</b>	
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		

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